

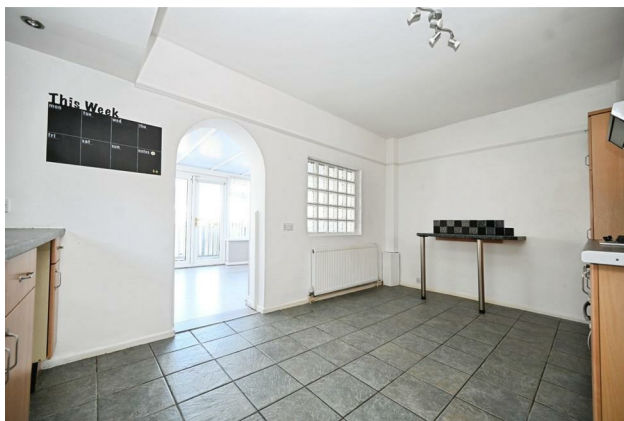
# HUNTERS®

HERE TO GET *you* THERE

**9 Sunnybank Crescent, Yeadon, Leeds, LS19 7TE**

**Asking Price £260,000**

**Property Images**





# HUNTERS®

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## Property Images



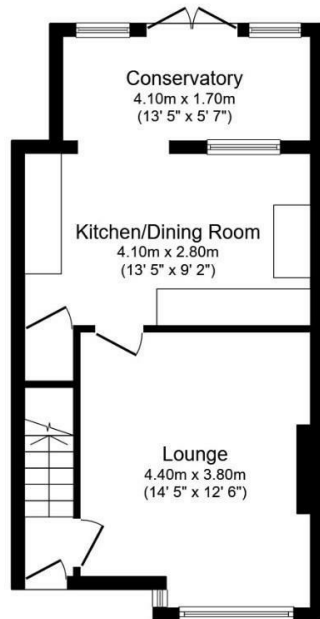
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Property Images

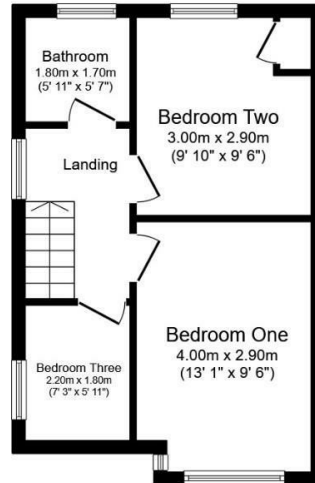
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Ground Floor

Floor area 38.6 sq.m. (415 sq.ft.)



First Floor

Floor area 32.0 sq.m. (345 sq.ft.)

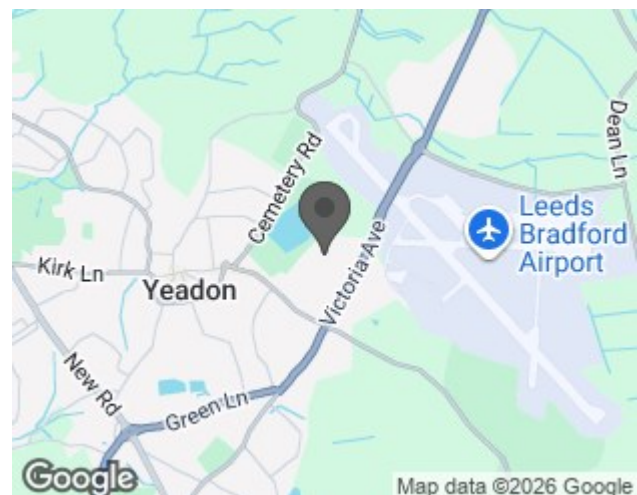
Total floor area: 70.6 sq.m. (760 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	74
England & Wales		
EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Situated just a short stroll from the picturesque Yeadon Tarn, this charming semi-detached property offers an ideal opportunity for first-time buyers or those looking to take the next step on the property ladder. Partly stone-built and boasting a generous rear extension, the home is well presented throughout and offers a versatile and spacious layout.

Upon entering the property, you are welcomed into a bright entrance hall leading through to a cosy lounge. To the rear, the spacious dining kitchen opens into a delightful conservatory extension, creating a superb space for entertaining or relaxing with family. The combination of modern fittings and ample natural light ensures the home feels warm and inviting throughout.

Upstairs, the first floor comprises three well-proportioned bedrooms and a contemporary family bathroom, providing comfortable living space for couples, young families, or professionals.

Externally, the home benefits from a low-maintenance front garden and a driveway to the side offering off-street parking and access to a detached single garage. To the rear, the conservatory opens out onto a decked terrace – perfect for summer barbecues and outdoor dining – with a lawned garden beyond, offering a safe and enclosed space for children or pets.

This attractive property is offered to the market with no onward chain, making for a smooth and speedy purchase process. Conveniently located, it is within close proximity to a range of local amenities, highly regarded schools, and scenic walking routes around Yeadon Tarn.

Early viewing is highly recommended to appreciate all that this delightful home has to offer.

## Features

- EXTENDED STONE DEMI • POPULAR LOCATION • GARAGE AND DRIVEWAY • CLOSE TO YEADON TARN • ENCLOSED GARDEN • NO ONWARD CHAIN • EPC RATING D • IDEAL FAMILY HOME • CLOSE TO SCHOOLS AND SHOPS